

# WHEATON

### BACKGROUND AND GENERAL GOALS OF THE REDEVELOPMENT PROJECT

The County owns three sites in Wheaton. These properties are all adjacent or proximate to each other.

- The Mid-County Regional Services Center Offices, 2406 Reedie Drive
- The Wheaton Market Place County parking lot (“Lot 13”), 11143 Grandview Avenue
- The Ennalls County parking lot (“Lot 34”), 2510 Ennalls Avenue

The M-NCPPC owns one site in Silver Spring.

- The Maryland-National Capital Park and Planning Commission - Montgomery Regional Office (“MRO”), 8787 Georgia Avenue

Development of these properties in the two Central Business Districts is inter-related. Upon completion of a government office building in Wheaton, the M-NCPPC (MRO), currently situated in downtown Silver Spring at the corner of Georgia Avenue and Spring Street, will relocate to Wheaton. Development of the MRO site in Silver Spring will be contingent upon the issuance of a use and occupancy permit for the office building in Wheaton. Development of the MRO site in Silver Spring may commence following the issuance of the use and occupancy permit for the office building in Wheaton. However, proposals that meet the County’s objectives need not include all four sites in order to be considered.

The Wheaton sites are proposed for a government office building, public parking, town square, and a mixed use development of the Wheaton CBD. Design and development of the MRO site in Silver Spring should reflect a creative mix of uses that will serve to integrate the surrounding residential and commercial uses divided by the site while accentuating the prominence of this site as a major gateway into the Silver Spring Urban District. Development in both the Wheaton and Silver Spring locations will incorporate principles of smart growth and sustainability.

The County expects developer proposals to address specific uses described below and to be fully consistent with the recommendations of the 2012 Wheaton CBD and Vicinity Sector Plan which

## Wheaton & Silver Spring Redevelopment Project - Background

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calls for a “[m]ixed use development [with] residential/office/retail [spaces] on and around the Wheaton Metro Station...[that will ] provide an opportunity to improve mobility, increase Metro ridership, diminish negative environmental impacts, reduce traffic congestion and increase the diversity of employment opportunities and services in the Wheaton area.”

The County is encouraging potential developers to consider all properties identified within the proposal (RFP) as potential development sites, as well as additional privately owned properties the developer is capable of aggregating. The selected developer must have these additional privately owned properties under contract or its control at the time of submission of its proposal.